



MEETING MINUTES

NORTH CAROLINA GLOBAL TRANSPARK BOARD OF DIRECTORS

DATE: December 13, 2023 TIME: 1:00 pm LOCATION: Kinston, NC Hybrid Meeting (In-person or On Microsoft Teams)

MEMBERS PRESENT	Mr. Tom Hendrickson, Chair; Mr. Jack Best, Ms. Mary Beth Fennell, Mayor Dontario Hardy, Mr. Billy Lamm, Mr. Steve Mayo, Ms. Leanna Radford, Mr. William Roach, Mr. Danny Smith, Mr. Mat Tribula, Mr. Allen Wellons, Mr. Jordan Whichard
MEMBERS PRESENT VIA PHONE	Mr. Troy Gilleland, Dr. Rusty Hunt (1:35 pm), Mr. Keith Wheeler
MEMBERS ABSENT	Mr. John McNairy, Vice Chair; Mr. Kevin Jones, Mr. David Smith, Mr. Bob Wicker, Treasurer Dale Folwell

AGENDA TOPICS

1. CALL TO ORDER - CHAIRMAN TOM HENDRICKSON	
DISCUSSION SUMMARY	Chairman Tom Hendrickson welcomed everyone to the meeting and thanked everyone for their participation. He thanked the visitors for joining the meeting today. Chairman Hendrickson called the meeting to order and asked Board Secretary Gloria Blake to call the roll.
ACTIONS TAKEN	No action was taken.

2. DECLARATION OF QUORUM, ETHICS STATEMENT - CHAIRMAN TOM HENDRICKSON	
CONSIDERATION OF SEPTEMBER 13, 2023, MEETING MINUTES	
DISCUSSION SUMMARY	After the roll call, Chairman Hendrickson stated a quorum has been met and officially called the meeting to order. He explained Ms. Blake had sent an email to the newly appointed Board members last week which outlined the SEI evaluation requirements. The email stated the State Government Ethics Act requires that, "when an actual or potential conflict of interest is cited by the State Board under G.S. 138A-24(e) with regard to a public servant sitting on a board, the conflict shall be recorded in the minutes of the applicable board and duly brought to the attention of the membership by the board's chair as often as necessary to remind all members of the conflict and to help ensure compliance with the Chapter." (The 2023 SEI Evaluation statements are located at the end of this document.) He stated Ms. Blake will ensure the proper information will be included in the meeting minutes. Chairman Hendrickson then asked Ms. Blake to read the ethics statement for the meeting record. Ms. Blake

	<p>reviewed the Ethics Statement and reminded members to complete the Ethics Declaration and the Recusal Form, if applicable.</p> <p>Chairman Hendrickson asked if there were any additions or corrections to the September 13, 2023, meeting minutes, which were previously emailed to the members for review. There being no additions or corrections, he asked for a motion to approve the minutes.</p>
ACTIONS TAKEN	<p>Mayor Hardy made a motion to approve the September 13, 2023, meeting minutes as presented. Mr. Danny Smith seconded the motion. The motion passed unanimously.</p>

3. GLOBAL TRANSPARK UPDATE - PRESTON HUNTER, EXECUTIVE DIRECTOR

DISCUSSION SUMMARY	<p>Mr. Hunter began his update of the NC Global TransPark discussing the Airport Improvements.</p> <ul style="list-style-type: none"> Fuel Farm—Majority of the site work is complete. Construction of the new fuel farm with 3 vertical tanks estimated to be completed by the end of the summer of 2024 has begun. Kinley Construction was awarded the contract. The new fuel farm will provide storage for up to 500,000 gallons of jet fuel and will meet the UFC standards. Once the new fuel farm is complete, the “old facility” will be decommissioned. Terminal Improvements—Plans and specifications are complete. Currently, preparing bid for Phase II. Continuing to research options such as small business incubator/accelerator for the remaining area of the building. MHA is working on design conceptions to review. Draken Facility Improvements—Improvements at North Cargo facility will meet the needs of Draken International. At the present time, Draken does not need the additional hangar. The GTP received a grant from NC Division of Aviation for \$900,000 for upfits to the remaining space at North Cargo. Mr. Whichard inquired about the type of lease commitment the GTP is seeking for this. Mr. Hunter stated the hope is for them to lease North Cargo. He explained that Draken works from a DoD contract, which is a 5-year contract, renewable annually. Airport Signs and Lighting Upgrades—The NC Division of Aviation awarded a grant for design work associated with upgrading the airfield signs and lighting, totaling \$266,447. After completion of the design work, the GTP will apply for a grant from the Division of Aviation to purchase the upgraded signs and lighting. <p>NTIA Grant Updates</p> <ul style="list-style-type: none"> The subrecipient agreement with InfinityLink has been signed. InfinityLink has acquired bonding for the first two phases of the work. They anticipate beginning construction in January 2024. <p>Tenant Updates</p> <ul style="list-style-type: none"> flyExclusive has announced the filing of the preliminary proxy statement with SEC in connection with their proposed business combination. Mr. Segraves anticipates going public this month. flyExclusive has added to their fleet and has 102 planes certified to fly. NCDOT received \$30 million in the 2024 Budget for the NCGTP to build a headquarter office/training facility which will be leased to flyExclusive. NCGTP is currently working on the lease and a construction agreement for the facility. The new facility will alleviate the need for additional office space. Mr. Segraves' management team will be located in the facility. The
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other part of the facility will house simulators in order to train the flyExclusive pilots in-house. This opportunity is unique in that simulators for pilot training are proprietary. flyExclusive received this opportunity after purchasing 30 new Cessnas. Having the simulators should help alleviate the backlog of training the pilots.

- Lenoir Community College's plans for the Aviation Center for Excellence are in the final review stages. The construction should begin in 2024 and should be completed in 2026. Board member Tribula stated construction may be complete as early as the fall of 2025.

Ongoing Projects and Initiatives--FRCE

- With the approval of the State Budget, there was an allocation of \$350 million for the planning and construction of an aircraft Maintenance Repair and Overhaul facility at the NCGTP. This is contingent upon an Intergovernmental Support Agreement with the Navy. The NCGTP signed a letter of intent with the Department of the Navy on November 17, 2023. An IGSA is being drafted, with hopes of approval in early January 2024. The Construction Manager at Risk Services (CMAR) contract for pre-construction services is a collaboration with Barnhill Construction Company and TA Loving Company. HDR is the design firm for the project. Mr. Hunter stated there had been a meeting in New Bern with representatives from FRCE, HDR Engineering, Barnhill Construction, T.A. Loving and the GTP to work through the scope of the entire project. Following the week-long discussions, HDR "followed-up" with a design for the project which was forward to an independent firm in addition to Barnhill Construction and TA Loving Company for estimated pricing.
- Platforms supported by the C-130 project include the USAF HH-60 W Jolly Green II Helicopter, the Navy and Marine Corp C/KC-130J Super Hercules and C/KC-130T Hercules aircraft. The C-130 project is expected to bring 220 new jobs and the possibility of an additional 192 new jobs for the Whiskey helicopter. With the advancement of the C-130 project, there has been an increased interest in the Multipurpose Industrial facility at MCAS Cherry Point for the F-35 operations. Completion of the facility will bring an estimated 1000 new jobs to Cherry Point.

General Updates

Outreach

- Dan Barkin visited and toured the GTP. He had a great article in Business NC following the visit.
- Representatives from NCMBC visited and toured the GTP on November 8th.
- There will be a meeting tomorrow with representatives from NCMBC, EDPNC and others to talk about the GTP and to tour the facilities. Mr. Denny Lewis scheduled this visit.
- Mr. Pope and Mr. Barkes participated on panels at the Eastern NC Transportation Summit in New Bern to discuss economic development in the Region and growth of aviation industry in Eastern North Carolina.

Updates

- Correspondence has been sent to the US Army Corps of Engineers requesting to transfer the mitigation credits to a mitigation bank. Having the credits in a mitigation bank will allow the GTP to continue to utilize them for future growth. This action allows the credits to be separate from the permit.
- The GTP and Lenoir County have partnered to contract Stewart Engineering to update the GTP master plan and have advertised an RFP to hire an engineering firm to review water and sewer needs.

	<p>The next item for discussion is the NCDOT Division of Aviation Safety, Preservation, and Maintenance Program (SPAM). The SPAM program assists the publicly owned and operated airports perform safety and maintenance improvements at 100% state funding. Examples include the following: joint and crack sealing, pavement repairs and patching, surface treatments, maintenance overlays, electrical, grading, drainage improvements, pavement markings or other infrastructure maintenance. The letter of agreement and a commitment and release of liability statement on file, allows the GTP to participate in the program.</p> <p>Chairman Hendrickson asked if there were any questions regarding the presentation or the Division of Aviation Safety, Preservation, and Maintenance Program (SPAM). Hearing no questions, Chairman Hendrickson stated he would accept a motion to enter into agreement with the NCDOT Division of Aviation.</p>
ACTIONS TAKEN	<p>Board member Best made the motion to accept the terms of the Division of Aviation's Safety, Preservation, and Maintenance Program by entering a Letter of Agreement, along with a Resolution of Commitment and Release of Liability statement. Board member Fennell seconded the motion. The motion passed unanimously.</p>

4. ECONOMIC REGIONAL DEVELOPMENT UPDATE – MARK POPE, PRESIDENT	
DISCUSSION SUMMARY	<p>Mr. Pope provided an update of the EDR. He explained EDR is expanding their look for their logo and posted the new logo. Mr. Pope thanked Mr. Dan Barkins, writer for Business NC, for touring the Global TransPark and for the great article in Business NC. EDR staff members have been traveling recently. Mr. Pope attended the CMAX Expo in Atlanta. In October, Staff attended North Carolina Economic Development Association (NCEDA) meeting in Asheville. While at the meeting, the attendees were able to tour the new Pratt and Whitney Facility, a 1-million square foot manufacturing plant for production of high-pressure turbine airfoils. Mr. Pope spoke about HubSpot, a new software EDR uses. The program tracks the hits on the properties. The EDR Team now has direct contact with more than 60 site consultants. Mr. Foucht provides information such as newsletters and updates on property to these consultants at least monthly. Mr. Pope explained that he and Mr. Hunter have discussed partnering with Lawrence Bivins during the first of year to draft an article highlighting tenants like Draken International, and the importance of the tenants being located here. EDR and the GTP have been working together along with the surrounding counties to provide support documents for the I-42 Corridor. He reminded members that the I-42 was included in the SWOT analysis of the Duke Energy Site Assessment. The GTP needs the connectivity of the interstate. EDR will continue to provide support for I-42. Mr. Pope stated the 2 shell buildings in Wayne County are almost complete. Lenoir County has a pad-ready site that is underway. EDR, the GTP, and Lenoir County have been discussing sites for the next Industrial Park in Lenoir County. The primary focus is the GTP. Mr. Pope emphasized the need for more product. Greene County received a grant to review properties in the County to identify as their next industrial park. Mr. Pope stated that the Region continues to receive RFIs. The number of RFIs has decreased, even though there is economic development activity in the Region.</p>
ACTIONS TAKEN	<p>No action was taken.</p>

5. FINANCIAL UPDATE - PRESTON HUNTER, EXECUTIVE DIRECTOR	
DISCUSSION SUMMARY	<p>Mr. Hunter presented the Financial Report. He stated the GTP received the results of the 2023 audit in early December. The audit showed no deficiencies in internal controls. He thanked Ms. Warren, Mrs. Davis, and Mrs. Padfield for their diligence in preparing the materials for the 2023 audit. Mr. Hunter reviewed the October 31, 2023, financial report. He provided an explanation of the designated funding. The GTP received \$900,000 from the Division of Aviation for the Draken upgrades; a match of \$100,000 from the GTP for engineering costs associated with this project. Mr. Hunter reminded the Board about previous discussions regarding the purchase of a new fire truck. A reserve of \$1 million is in the designated funding to begin the process for purchasing a new fire truck in the next two to three years. Professional Fees in the amount of \$1 million are the soft costs associated with engineering fees for the C-130 Project. Because the \$350 million budgeted funds had to go through a certification process, the GTP approved the use of the \$1 million to prevent a delay with the project. There will be an increase in this line in the upcoming month as approved by the Chairman of the Board and the Finance Committee Chairman. HRD is the engineering firm for this project. The EDR Reserve is a funding balance from FY 22 and FY 23. Designated reserves total \$17.2 million; undesignated funds total \$1.9 million. The revenues are tracking a little higher than expected, while the expenditures are less than expected.</p> <p>Chairman Hendrickson asked if there were any questions regarding the presentation. There being no questions, he asked to have a motion to approve the Finance Committee's FY 23 Report for the period ending October 31, 2023.</p>
ACTIONS TAKEN	Mayor Hardy made the motion to approve the Finance Committee's FY Report for the period ending October 31, 2023. Board member Wellons seconded the motion. The motion passed unanimously.

6. GLOBAL TRANSPARK POLICY UPDATE - PRESTON HUNTER	
DISCUSSION	<p>Mr. Hunter reviewed the changes for two of the GTP's policies. The first policy, Board of Directors Ethics, has a recommended technical revision appropriately referencing "Ethics Commission" on page 7. The second recommendation is regarding Capital Asset Management on pages 20 and 21. The revision requested corrects the oversight of the specific position of "Superintendent."</p> <p>Both changes reflected technical revisions. Chairman Hendrickson asked if there any questions regarding these two revisions to the Global TransPark Policies. There being no questions, Chairman Hendrickson stated he would accept a motion to approve the revisions.</p>
ACTIONS TAKEN	Board member Best made the motion to approve the two revisions. Board member Danny Smith seconded the motion. The motion passed.

7. COMMITTEE UPDATES - COMMITTEE CHAIRS	
DISCUSSION	<p>The Committee Chairs provided updates on their committees.</p> <ul style="list-style-type: none"> • There is no update from the Finance Committee. • Board member Best presented the update for the Business Development Committee. He explained that the Business Development Committee is responsible for a long-term plan for the GTP and to promote the assets of the GTP and the member counties of the EDR—Greene, Lenoir, and Wayne. The Committee is also charged with assisting in the recruitment of new industry. He reported on the status of I-42. Board member Best explained I-42 is important to all of eastern North Carolina. The Havelock bypass should be completed in the fall of 2024. James City bypass is expected to be completed in the fall of 2025. The Lenoir County portion of I-42 is behind. Board member Fennell asked what happens if the Havelock and James City portions are completed and Kinston does not get completed. Board member Best explained the bypass is about the length of time for travel to work. He gave the example of the time for travel from his office on Berkley Boulevard in Goldsboro to the GTP is only 23 minutes. He explained time is important to the worker. Chairman Hendrickson stated if all three areas are completed, then the GTP will have the connectivity that it needs to I-795. Board member Whichard stated that the Board as a whole can advocate for the completion of the Kinston part of I-42. • Board member Wheeler did not have a meeting update, however, shared the Committee's appreciation of Mr. Hunter's work to get the IGSA completed. He stated this IGSA may be one of the one of the biggest for the Federal Government. • Chairman Hendrickson stated the Building and Land Use Committee will be meeting in the first quarter of the new year.
ACTIONS TAKEN	There was no action taken.

8. CLOSING COMMENTS/ADJOURNMENT- CHAIRMAN TOM HENDRICKSON	
DISCUSSION	<p>Chairman Hendrickson thanked everyone for their attendance and participation. He reminded the members the next Board meeting is scheduled for March 13, 2024, at 1:00 pm. He asked if there were any other comments. Board member Danny Smith stated that there is a safety issue which needs to be addressed. He suggested consideration should be given to developing full-time paid fire staff. He explained the construction projects such as the C-130 project and the new fuel farm will become safety issues. Mr. Hunter stated that we have 5 temporary fire personnel and are going to hire 5 additional temporary fire fighters. Chairman Hendrickson stated he would entertain a motion to adjourn if there were no other comments or concerns.</p>
ACTIONS TAKEN	Mayor Hardy made the motion to adjourn. Board member Fennell seconded the motion. The Board approved the motion unanimously.

2023 SEI Evaluation Statements

GTP Meeting Minutes (12/13/2023)

M. A. Tribula

We did not find an actual conflict of interest but found the potential for a conflict of interest. The potential conflict identified does not prohibit service on this entity.

Mr. Tribula is an aviation consultant employed by Wright Base Options, LLC. Because the Global TransPark is also a regional center for the aviation industry, he has the potential for a conflict of interest. As such, Mr. Tribula should exercise appropriate caution in the performance of his public duties should issues involving Wright Base Options, LLC or its clients come before the Authority for official action.

William Roach

We did not find an actual conflict of interest but found the potential for a conflict of interest. The potential conflict identified does not prohibit service on this entity.

Mr. Roach owns a financial interest in Wheels Up Experience, a private aviation company whose business could intersect with the Authority. As such, he has the potential for a conflict of interest and should exercise appropriate caution in the performance of his public duties should issues involving Wheels Up Experience come before the Authority for official action.

Allen Wellons

We did not find an actual conflict of interest but found the potential for a conflict of interest. The potential conflict identified does not prohibit service on this entity.

Mr. Wellons would fill the role of a representative of the banking and finance industry. He is an attorney with the law firm of Wilkins and Wellons, Attorneys at Law. He owns financial interests in the privately owned companies Roberts and Wellons, Inc. and Saew, LLC. In addition, he owns financial interests in numerous publicly owned companies, any of which may seek to conduct business with the Authority. As such, Mr. Wellons has the potential for a conflict of interest and should exercise appropriate caution in the performance of his public duties should issues involving any entity in which he owns a financial interest comes before the Authority for official action.